

### BUILDING UPON BANCROFT

Focusing funding along Tracy Avenue builds upon the several architectural and landscape improvements occurring on the adjacent Bancroft property.

Through the Green Impact Zone's Infrastructure Program, Tiger Funds are already allocated for sidewalk improvements along Tracy Avenue this coming year. Additionally infill housing & repair and new street trees offer a balanced approach to improving the block as a whole.



**AFTER-PROPOSED IMPROVEMENTS-** Southeast view along 43rd and Tracy

**SITE PLAN-** Developed by Phronesis Landscape Architecture for the Bancroft School Redevelopment Project



**BANCROFT SCHOOL-** Existing Condition



**MASTER PLAN-** Developed by BNIM & Phronesis Landscape Architecture for the Bancroft School Redevelopment Project

Partnering with the Green Impact Zone, the Manheim Community is currently developing several projects that reimagine a range of issues including housing, health & safety, workforce development, and cultural connections. The Neighborhood Action Plan focuses on improvements surrounding the Bancroft Project.

The image on the right shows empty lots on the street corner and how boarded up buildings predominate the 4300 Block of Tracy. Focusing improvement efforts to this block aims to be a catalyst for neighborhood investment exemplifying a process that can extend to other surrounding blocks. Troost, just two blocks to the west, is already experiencing a renaissance through significant improvements to infrastructure, beautification and public art installations.



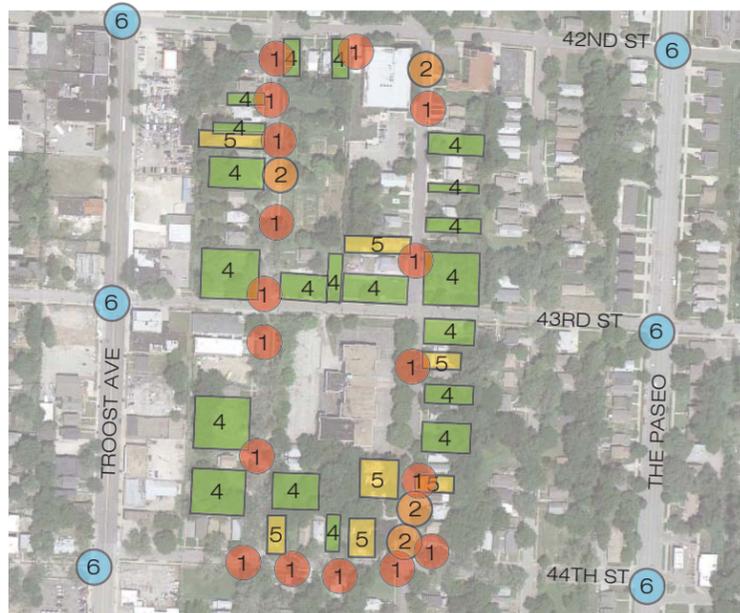
**BEFORE** Southeast view along 43rd and Tracy

The Bancroft School, with the help of Low-Income Housing Tax Credits and The Make It Right Foundation's donation of \$2.3 million, is undergoing a major renovation. The 108 year-old building sat vacant since 2000, but the \$14 million dollar redevelopment project stands to reinvigorate the neighborhood. Fifty affordable housing units- 29 in the remodeled school and 21 new town homes on the surrounding school grounds. Ground breaking Nov. 2012



Other partners include Dalmark Development Group, KCMO Neighborhood Housing Services, BNIM Architects, the Historic Manheim Park Neighborhood Association, and MARC

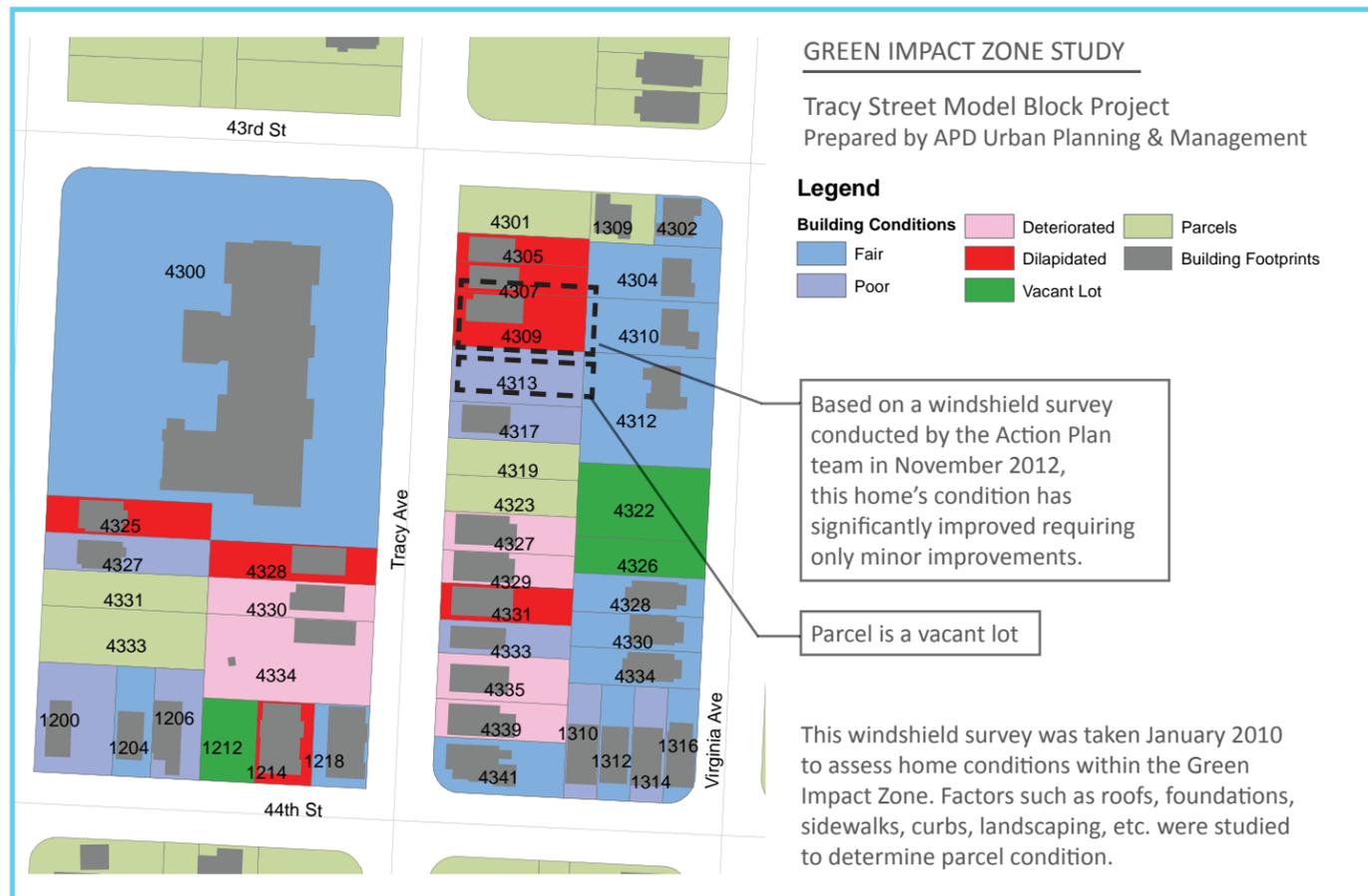




**EXISTING CONDITIONS**  
42-44th Street, Tracy Ave. to Forrest Ave.

- 1 Sidewalk Repair
- 2 Curb Repair
- 4 Vacant lot(s)
- 5 Boarded Up Buildings(s)
- 6 Transit Stop

Tracy Avenue currently has a significant number of vacant lots and dangerous buildings. Using varied strategies of public funding, code reinforcement, and private development, the proposed solutions offer a dramatic alternative to its current state. Increasing the residential density in this area also helps support commercial development along Troost Ave and Paseo.



East Side of Tracy Ave., 43-44th Street



**EXISTING BUILDING KEY**

- ! KCMO DANGEROUS BUILDING
- 🔧 MINOR REPAIRS & IMPROVEMNTS
- 🏠 RESTORATION/FULL RENOVATION
- 🗑️ DECONSTRUCTION
- 🎨 PAINT SCHEMES
- 🏠 NEW HOUSES

**STREET SCAPE POTENTIAL**

- 🛣️ ROAD REPAIR
- 🚶 SIDEWALKS: Repair and Replace
- 🌳 TREE MAINTENANCE: Replacing & Pruning
- 🌳 STREET TREES

**VACANT LOT POTENTIAL**

- 🧹 CLEANUP & MAINTENANCE
- 🌱 MOW, RESEED, CLEAR INVASIVE PLANTS, ETC.
- 🏠 NEW HOUSES
- 🏠 HOME RELOCATION

**PROPOSED SITE MODIFICATIONS**

0 80 160 Feet

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Located centrally within Kansas City with convenient access to I-71 and the Plaza, the Manheim neighborhood is also one of the key areas participating in the Green Impact Zone efforts. Home weatherization and rehabilitation efforts are in process with several homes positively impacted already. This is critical, as the Manheim neighborhood has been severely impacted by urban decay and suffers from one of the highest vacancy rates in the City. Given the significant investment planned to occur at the Bancroft School at

44th and Tracy, neighborhood leadership asked our team to focus on the block of Tracy facing the proposed school redevelopment project.

Improving the areas along Tracy Avenue involves a multi-layered funding approach to piece the block together. The City's role, represented in the following plan, will combine with the efforts of the Green Impact Zone, the Historic Manheim Park Neighborhood Association, and private developers & homeowners.

## TIMELINE GOALS AND BUDGET

Applying the guiding principles of the Area Plan and Kansas City, Missouri's Consolidated Plan, our team is proposing that the target area have the following immediate goals:

- **PHASE I** - Winter 2013: \$14, 430,000

Deconstruct 5 homes on the dangerous buildings list, if beyond rehabilitation  
-5 buildings @ \$14,000 each = \$70,000

Meet with the residents along Tracy who qualify for moderate and minor home repair  
-3 homes are owner occupied and may have the potential of qualifying for major repair estimated @ \$30,000 each = \$90,000  
-5 minor home repairs estimated @ \$4,000 each = \$20,000

Purchase & Rehab 3 homes at \$100,000 each

Implementation of TIGER grant funds to improve sidewalks and street R.O.W.  
- \$150,000 of funds already secured

Bancroft School Redevelopment: \$14 million

- On-going, starting 2012-2013:  
Tree, Planting and Landscape Maintenance  
-\$500/tree for trimming for 20 trees = \$10,000
- **PHASE II** -2013- 2014: \$640,000  
New Construction of Environmentally Efficient homes  
-4 homes @ \$160,000 (RAMP Funds available)

## ABOUT the KCMO NEIGHBORHOOD ACTION PLAN

On June 7, 2012, the City Council approved Committee Substitute for Ordinance No. 120490 which approved the Five Year 2012 Consolidated Plan and authorized the Director of the Neighborhoods and Housing Services Department to enter into contracts with agencies funded in the One Year Action Plan.

Identified within the 2012 Consolidated Plan are seven Target Areas. These Target Areas are: the Heart of the City, Greater Downtown, Swope, Midtown/Plaza, Hickman Mills/Ruskin, Briarcliff/Winnwood and Truman Plaza. Within each of these larger Target Areas the 2012 Consolidated Plan further identified specific Sub-Target Areas.

The 2012 Consolidated Plan requires that within each of these sub-target areas, specific Action Plans (with neighborhood input and consensus) be developed. These Action Plans provide a guide for implementation of the physical improvement activities to be funded by the grants from H.U.D. over either a one, or up to five-year period.

Given the desire to implement visible change in these neighborhoods expeditiously, the team was tasked to meet with neighborhood representatives to receive community input. Out of these meetings, the team established a focused Target Area of approximately three blocks or less in which the available funds would have a noticeable impact. The team conducted a "windshield" site assessment of visible maintenance, infrastructure, and lot occupancy concerns (weaknesses) and discussed potential opportunities (strengths).

By working with neighborhood leaders and city staff, various priorities were identified which ranged from basic maintenance to design interventions. The team created a menu of these items as "icons" to use as a quick reference tool on the proposed Action Plan document. The relevant icons and their descriptions are included in the proposed plan.



KANSAS CITY  
MISSOURI

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Approved by Sandra Hayes  
President Historic Manheim Park Assoc.

KCMO Action Plan created in partnership with:

DRAW Architecture and Urban Design  
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Kansas City, MO 64108  
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Tim Duggan  
816.214.0896

**DRAW**  
architecture + urban design

Parson & Associates  
**pa**

phro•ne•sis

## ADDITIONAL RESOURCES

### Historic Manheim Park Association

Sandra Hayes, President  
4228 Tracy  
Kansas City, MO 64110  
[p] (816) 931-0309  
Hiswisdom@swbell.net

### The HOME Program: HOME Investment Partnerships

US Department of Housing & Urban Development  
<http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program>  
Coleman McClain 816.513.3008

### Energy Works KC

City of Kansas City, MO  
[o] 816.513.3401  
infoewkc@kcmo.org  
<http://www.kcmo.org/CKCMO/Depts/CityManagersOffice/OfficeofEnvironmentalQuality/EnergyWorksKC/index.htm>

### reBuild/KC Neighborhood Mini Grant Program

[www.kcmo.org/neigh](http://www.kcmo.org/neigh)

### Green Impact Zone

4600 Paseo  
Kansas City, MO 64110  
greenimpactzone@marc.org  
816-936-8803  
Anita Maltbia, Director  
<http://www.greenimpactzone.org>

### Targeted Minor Home Repair

Roger Stewart, program manager  
Phone: 816-513-3253  
Fax: 816-513-3049  
Email: roger.stewart@kcmo.org  
<http://kcmo.org/CKCMO/Depts/Housing/TargetedMinorHomeRepairProgram/index.htm>

### Neighborhood Housing Services

5935 Troost  
Kansas City, MO 64110  
816-822-7703

### KCPL

Offers discounts and tools to achieve energy-efficient design including \$2/watt solar panel rebate.  
[http://www.kcplsave.com/residential/programs\\_and\\_services/default.html](http://www.kcplsave.com/residential/programs_and_services/default.html)

### Kansas City, Missouri Tax Increment Financing Commission:

Steve Reynolds, TIF housing Coordinator,  
816-221-0636

### 311 is your central point of contact for City services.

Whether you need information, to request a City service or to report a problem with City services, contact 311.

For a faster response please call us or submit your request online:

Call: 311 or 816-513-1313 between 7 a.m. and 7 p.m. on weekdays and follow the prompts.

Online: <http://webfusion.kcmo.org/coldfusionapps/ActionCenterRequest/RequestForm.cfm>

